

Warren (089)	Jan 1 Owner	Current Owner	GEORGE HUGGINS DR 215			
Tax Year 2026 Reappraisal 2025	BAKER JOSH ETUX		Ctrl Map:	Group:	Parcel:	Pl:
	WENDY BAKER		068F	G	017.08	SI:
	305 OAK HILL DR					000
	MC MINNVILLE TN 37110					

Value Information

Land Market Value:	\$33,000
Improvement Value:	\$615,100
Total Market Appraisal:	\$648,100
Assessment Percentage:	25%
Assessment:	\$162,025

Subdivision Data

Subdivision:	RODNEY & DEBRA BOYD PLAT		
Plat Book:	Plat Page:	Block:	Lot:
E	11		

Additional Information

General Information

Class: 00 - Residential	City: MCMINNVILLE
City #: 452	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: M01
District: 01	Number of Mobile Homes:
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning: R-2
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	270
1	DRW - DRIVEWAY	CONC	1

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.48	Calculated Acres:	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
2 - ABOVE AVERAGE
Square Feet of Living Area:
1765
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
04 - ABOVE AVG
Interior Finish:
07 - DRYWALL
Bath Tiles:
04 - FLOOR-1/2 WALL
Shape:
04 - IRR SHAPE

Building Sketch



Stories:
1.00
Actual Year Built:
2023
Plumbing Fixtures:
10
Condition:
GD - GOOD
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
09 - HARDWOOD/PARQUE
Paint/Decor:
04 - ABOVE AVERAGE
Electrical:
04 - ABOVE AVG
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,765
BMF - BASEMENT FINISHED	1,765
GRF - GARAGE FINISHED	624
OPF - OPEN PORCH FINISHED	150
OPF - OPEN PORCH FINISHED	270
BMU - BASEMENT UNFINISHED	150

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/9/2023	\$69,000	604	423	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
5/2/2022	\$55,000	575	784	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
7/1/2015	\$12,000	366	343	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED